

197
PETITION FOR SPECIAL HEARING 85-258-SPH
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve, confirm and determine that the Special Exception granted by an Order dated January 30, 1981, in Case No. 80-164-X has been utilized and is vested, or, in the alternative, that a one (1) year extension of said Special Exception be granted and approved commencing from January 29, 1985.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

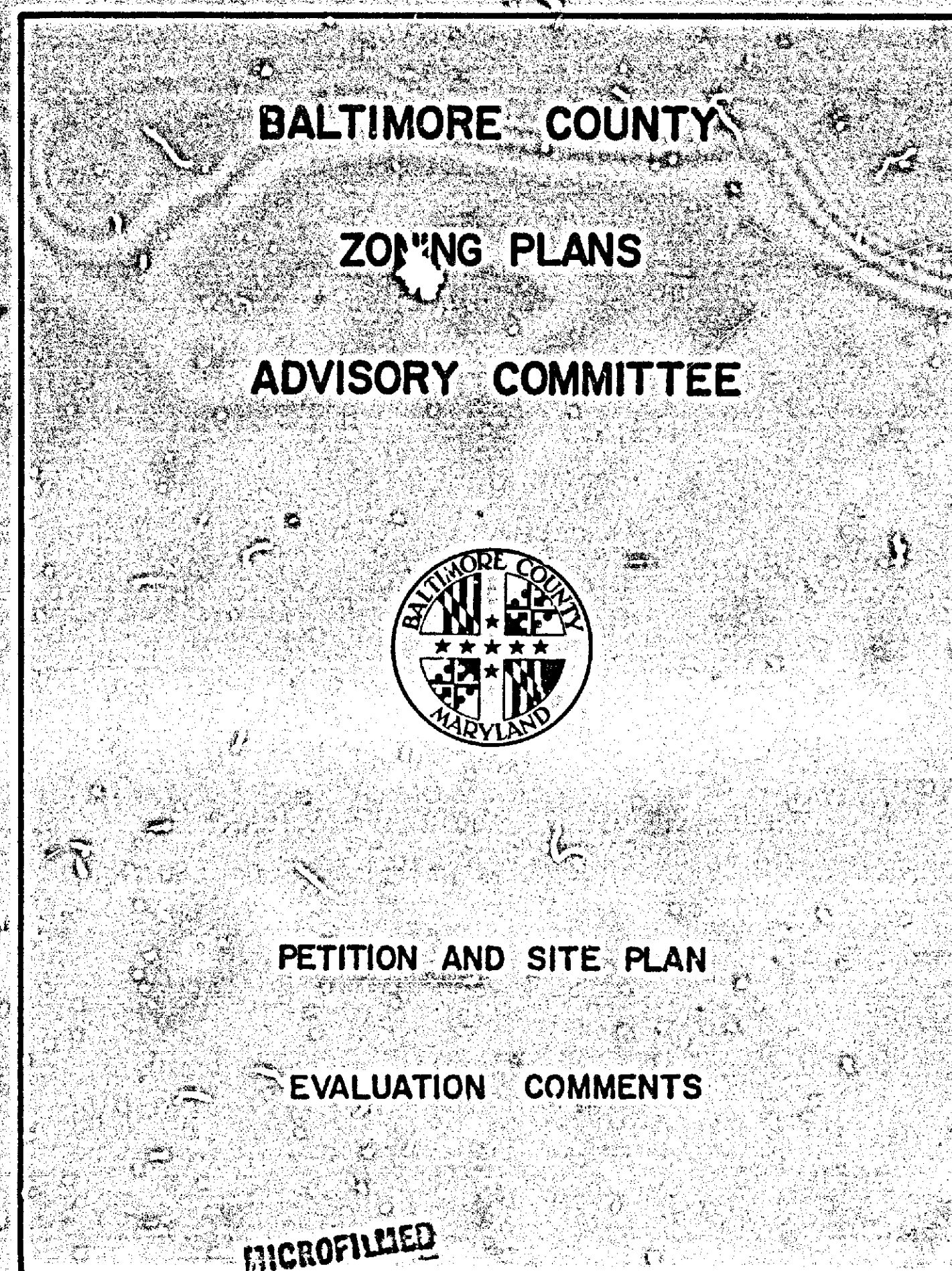
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Nelson H. Hendler, M.D.
Signature [Signature] (Type or Print Name)
Address [Address] (Type or Print Name)
City and State [City and State] Signature
Attorney for Petitioner: Mensana Clinic
(Type or Print Name) 1719 Greenspring Valley Road
Address [Address] Phone No. [Phone No.]
Signature [Signature] Stevenson, Maryland 21151
City and State [City and State] Signature
204 West Pennsylvania Avenue
Address [Address] Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 Stephen J. Nolan, Esquire
City and State [City and State] 204 West Pennsylvania Avenue
Towson, Maryland 21204 301/823-7800
Attorney's Telephone No.: 301/823-7800
Address [Address] Phone No. [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of March, 1985, at 11:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
JAN 20 1985
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- 3/7/85
Re: Zoning Advisory Meeting of 1/29/85
Item # 197
Property Owner: Nelson H. Hendler, M.D.
Location: NW/Cor. Greenspring Valley Rd. + Nacirema Lane
- (X) There are no site planning factors requiring comment.
 - (X) A County Review Group Meeting is required.
 - (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 - (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
 - (X) A record plat will be required and must be recorded prior to issuance of a building permit.
 - (X) The access is not satisfactory.
 - (X) The circulation on this site is not satisfactory.
 - (X) The parking arrangement is not satisfactory.
 - (X) Parking calculations must be shown on the plan.
 - (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
 - (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-90 of the Development Regulations.
 - (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
 - (X) The amended development Plan was approved by the Planning Board on [Date].
 - (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Description].
 - (X) The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
 - () Additional comments:

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
No. 85-258-1A
SUBJECT: Nelson H. Hendler, M.D.

Date: March 12, 1985

In view of the subject matter of this petition, this office offers no comment.

NEG/JGR/ef

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 13, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Park Recreation
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 197 - Case No. 85-258-SPH
Petitioner - Nelson H. Hendler, M.D.
Special Hearing Petition

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Richard Polan Associates
211 Francis Scott Key Highway
Baltimore, Maryland 21230



Maryland Department of Transportation

State Highway Administration

William K. Hellmuth
Secretary
Hal Kassoff
Administrator

February 1, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: ZAC Meeting of 1-29-85
ITEM: #197.
Property Owner: Nelson H. Hendler, M.D.
Location: NW/Cor. Greenspring Valley Rd. Route 130 and Nacirema Lane
Existing Zoning: R.C. 2 & R.C. 5
Proposed Zoning: Special Hearing to confirm and determine that the Special Exception granted in Case No. 80-164 X has been utilized and is vested, or, in the alternative, that a one year extension of said Special Exception be granted and approved commencing from Jan. 29, 1985.
Acres: 18.14
District: 3rd

Dear Mr. Jablon:

On review of the site plan of 1-15-85 and field inspection, the State Highway Administration is agreeable to a one (1) year extension for Special Exception granted in Case No. 80-164 X.

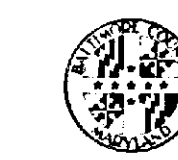
Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle Telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
363-7550 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

February 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Nelson Hendler, M.D.

Location: NW/Cor. Greenspring Valley Road and Nacirema Lane

Item No.: 197

Zoning Agenda: Meeting of 1/29/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

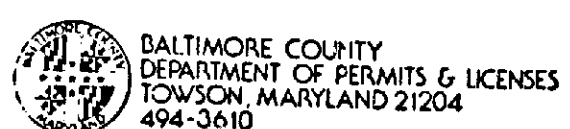
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Driveway shall be _____ in width and support 50,000 lb. fire apparatus. Fire lane signs, shall be _____ and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy. 1981 Edition, Section 12-1.6.3.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]

REVIEWED: [Signature] 2/11/85
Planning Group
Special Inspection Division
Fire Prevention Bureau

/nb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 19, 1985

TED ZAJLON, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #197 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nelson H. Hendler, M.D.
Location: NW/Cor. Greenspring Valley Road and Macirema Lane
Existing Zoning: R.C. 2 & R.C. 5
Proposed Zoning: Special Exception to confirm and determine that the Special Exception granted in Case No. 85-258-SPH has been utilized and is vested, or, in the alternative, that a one year extension of said Special Exception be granted and approved commencing 18.11.11. From Jan. 29, 1985.

Acres: 18.11
District: 3rd

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and dimensions are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group or an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, Line 5, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 502 and the required construction classification of Table 401.

I. Comments - Such an occupancy of the main house would not be classified as a single family dwelling under today's Code. See Section 312.0, also 308.1, 308.3, and 303.1. The main house would be classified as an office Use "B" and a dormitory Use R-2. See Also Section 103.1 as amended by Bill 1-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Bumbas, Chief
Plans Review

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/Cor. of Greenspring Valley Rd. & Macirema Lane, 3rd District : OF BALTIMORE COUNTY
NELSON H. HENDLER, M.D., : Case No. 85-258-SPH
Petitioner :

ENTRY OF APPEARANCE

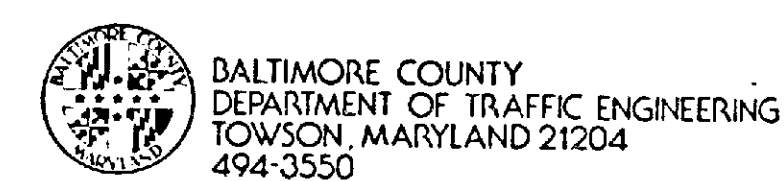
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, and Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorneys for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



STEPHEN E. COLLINS
DIRECTOR

February 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 197, 200, 201, 202, 203, 204, 205, and 206. ZAC-Meeting of January 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

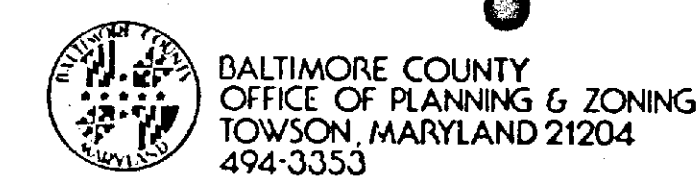
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 197, 200, 201, 202, 203, 204, 205, and 206.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm



ARNOLD JABLON
ZONING COMMISSIONER

March 13, 1985

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/Corner of Greenspring Valley Rd. and Macirema Lane
Nelson H. Hendler, M.D. - Petitioner
Case No. 85-258-SPH

Dear Mr. Nolan:

This is to advise you that \$67.38 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005332

DATE: 3/13/85 ACCOUNT: 85-258-SPH

AMOUNT: \$67.38

RECEIVED FROM: Stephen J. Nolan, Esquire

FOR: Nelson H. Hendler, M.D.

8 112*****7223 0205F

VALIDATION OR SIGNATURE OF CARRIER

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
NW/Cor. Greenspring Valley Road and
Macirema Lane
Nelson H. Hendler, M.D. - Petitioner
Case No. 85-258-SPH

TIME: 11:00 A.M.

DATE: Wednesday, March 20, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003163

DATE: 3/13/85 ACCOUNT: 85-258-SPH

AMOUNT: \$100.00

RECEIVED FROM: Stephen J. Nolan, Esquire

FOR: Nelson H. Hendler, M.D.

8 112*****7223 0205F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-258-SPH

District: 3rd Date of Posting: 3-28-85

Posted for: Special Hearing

Petitioner: Nelson H. Hendler, M.D.

Location of property: NW/Corner of Greenspring Valley Road and Macirema Lane

Location of Sign: NW/Corner of Greenspring Valley Road and Macirema Lane

Remarks:

Posted by: Stephen J. Nolan, Esquire

Signature

Date of return: 3-8-85

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 28, 1985.

THE JEFFERSONIAN,

13 Kentuck

Publisher

85-258-SPH

NEWSPAPERS OF MARYLAND, INC.

Minster, Md., Feb. 28, 1985

at the annexed Reg. #170352...P.O.#63057

February 19, 85, in the Times, a daily newspaper published Westminster, Carroll County, Maryland.

February 19, 85, a weekly newspaper published Eldersburg, Carroll County, Maryland.

February 19, 85, a weekly newspaper published Isterstown, Baltimore County, Maryland.

NEWSPAPERS OF MARYLAND, INC.

Per Susan Kiefer

Zoning Description to Accompany
Petition for Special Hearing to
Confirm Utilization of Physicians Office
Mensana Clinic, Greenspring Valley

January 15, 1985

Beginning for the same at a point in the centerline of Greenspring Valley Road, said point of beginning being South 75°04'30" West 55 feet more or less from the intersection of the centerlines of Greenspring Valley Road and Nacirema Lane, running thence binding on the centerline of Greenspring Valley Road, (1) South 75°04'30" West 564.88 feet, running thence leaving the centerline of said road the 7 following courses viz: (2) North 32°18'35" West 259.28 feet, (3) North 09°46'54" West 212.54 feet, (4) North 12°33'01" West 255.74 feet, (5) North 78°43'46" West 61.39 feet, (6) North 25°49'32" West 139.83 feet, (7) North 69°22'35" East 367.17 feet and (8) North 44°13'57" East 580.59 feet to intersect the west side of Nacirema Lane as shown on a plat dated September 25, 1975 entitled "Section One Greenspring", and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.M.K., Jr. 39 folio 6, running thence binding on said west side of Nacirema Lane as shown on said plat the five following courses, viz: (9) southeasterly by a curve to the right having a radius of 700.00 feet for a distance of 100.33 feet, said curve being subtended by a chord bearing South 43°50'04" East 100.25 feet, (10) southeasterly by a curve to the right having a radius of 400.00 feet for a distance of 272.64 feet, said curve being subtended by a chord bearing South 20°12'06" East 267.40 feet, (11) South 0°40'30" East 834.90 feet, (12) South 37°17'58" West 47.30 feet and (13) South 14°43'30" East 20.00 feet to the place of beginning.

Containing 18.14 Acres of land, more or less.

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: Northwest corner of Greenspring Valley Road and Nacirema Lane

DATE AND TIME: Wednesday, March 20, 1985 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, confirm and determine that the Special Exception granted by an Order dated January 30, 1981 (Case No. 80-164-X) has been utilized and is vested; or, in the alternative, that a one (1) year extension of said Special Exception be granted and approved commencing from January 29, 1985

Being the property of Nelson H. Hendler, M.D., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL HEARING
NW corner of Greenspring
Valley Road and Nacirema
Lane - 3rd Election District
Nelson H. Hendler, M.D.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-258-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a determination by the Zoning Commissioner as to whether the special exception granted in Case No. 80-164-X has been utilized or, in the alternative, to allow a one-year extension of the period of time within which to utilize said special exception.

The Petitioner appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Michael Polan, an architect. There were no Protestants.

Testimony indicated that the subject property was granted a special exception for doctors' offices in Case No. 80-164-X, with certain restrictions. The time for utilization was four years. The special exception required no construction and permitted a continuation of an already existing use. It is clear and convincing that the special exception has been utilized.

The Petitioner seeks relief pursuant to Section 500.7, Baltimore County Zoning Regulations (BCZR).

Pursuant to the advertisement, posting of the property, and public hearing held, and it appearing that the special exception granted in Case No. 80-164-X has been utilized, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March, 1985, that the special exception granted in Case No. 80-164-X has been utilized and, as such, the Petition for Special Hearing is

hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The restrictions enumerated in Case No. 80-164-X shall be adopted in their entirety and made a part of this Order.
2. A revised site plan shall be submitted showing the gross size of the mansion to be 17,160 square feet, as reflected on Petitioner's Exhibit 2, and the size of building "6" shall be corrected to reflect 1,080 square feet instead of 1,680 square feet.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Stephen J. Nolan, Esquire
People's Counsel

MEMORANDUM
OF SPECIFICS
OF UNDERSTANDING

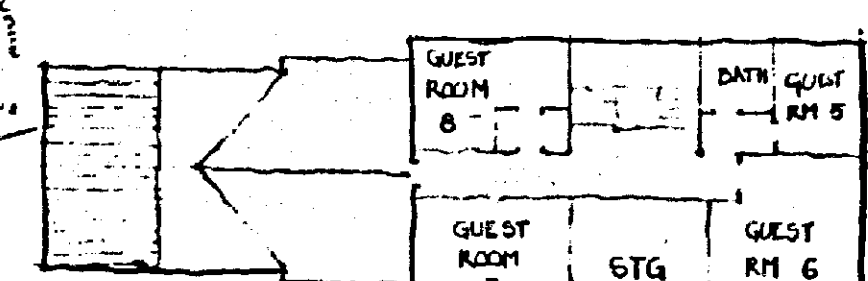
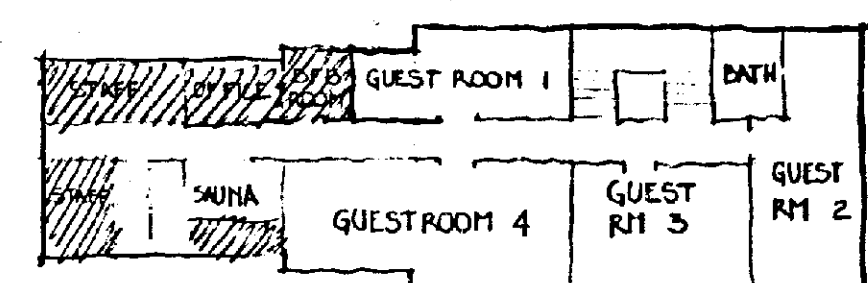
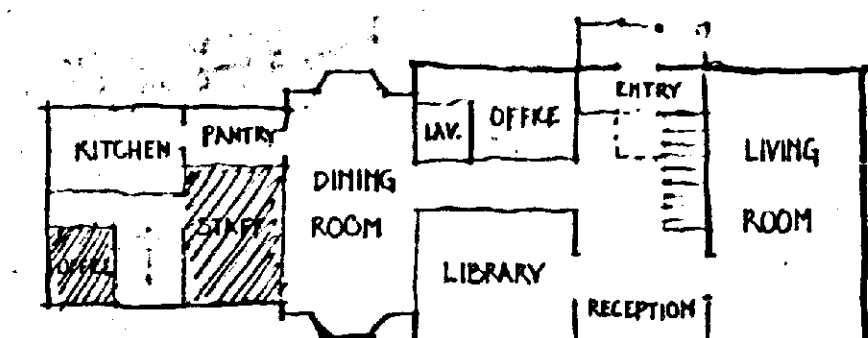
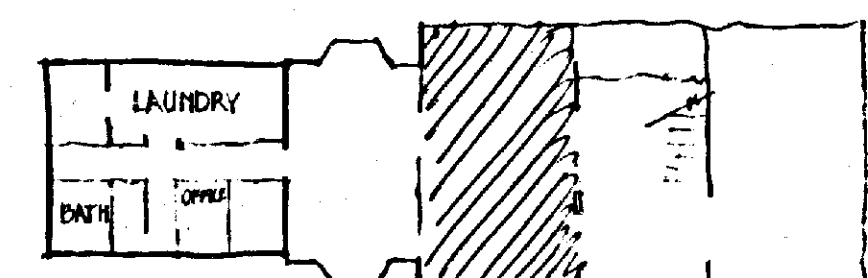
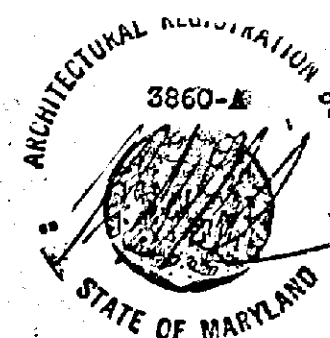
March 20, 1985 1st ch 6
Spalding Goetz
1505 Chen Thicket Lane
RE: 1718 GREENSPRING VALLEY RD.

1. Septic system - Pumped out & maintained to eliminate the septic run-off (Downspouting maintenance around basin)
2. Concrete relief to fence and to rear sides of building which back-up toward Nacirema Road
3. Remove dead trees
4. Clean-up brush and dead foliage in side yard along Nacirema Rd
5. All work to be completed within 3 mos & maintained by Dr. Hendler.
6. No appeal will be taken by Mr. Spalding from any Order of the Zoning Commission resulting from the Special Hearing on this same day.

[Signature] Nelson H. Hendler, M.D.
[Signature] SPALDING GOETZ

RICHARD
POLAN
ASSOCIATES
ARCHITECTURE
SPACE PLANNING
207 KEY HIGHWAY
BALTIMORE, MD 21230
301-727-5588

N
SCALE:
1/32" = 1'-0"
MARCH 20 1985



GROSS BUILDING SQUARE FOOTAGE: 17,160 SQ. FT.

INDICATES OFFICE USE
2,975 SQUARE FEET
MENSANA

The use of each improvement was depicted as follows:

- Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore

1. The physicians' offices to be conducted in the main house (mansion) located in the R.C. 2 Zone shall not exceed 3,000 square feet and shall not have more than twelve guests (patients) in residence.
2. The doctor's office to be conducted in Building 6 located in the R.C. 5 Zone shall not exceed 1,680 square feet and shall be limited to one physician with no guests (patients) in residence.
3. All other improvements contained on the subject 18.42 acres shall be used in the manner and for the purposes established and shown on the approved site plan in Case No. 70-116-X.
4. No seminars shall be conducted after December 31, 1981.
5. A revised site plan, prepared in conformity with the above restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.
6. The uses allowed by and provided for in this Order shall be utilized within four years from the date hereof.

Zoning Commissioner of
Baltimore County

ARCHITECT:
RICHARD POLAN ASSOCIATES
211 FRANCIS SCOTT KEY HIGHWAY
BALTIMORE, MARYLAND 21230

ZONING PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
ELECT. DIST. NO. 3
UTILIZATION CERTIFICATE
JANUARY 19, 1985

PLAT TWO
GREENWICH
BURE. 39/7
ENCL. 100-RECORDS
EX CONTIN. RC 9

EXIST'G ZONE LINE

EX. USE: AGRICULTURE
EX. BOND: PC-2

VICINITY MAP

OWNER:
NELSON H. HENDLER
NO. 5 GRE NADIER CT.
OWINGS MILLS, MD.
21117

BEFORE THE
HONORABLE THE COMMISSIONER
OF
BALTIMORE COUNTY

12 PKG. SPACES
(existg)

MANZIGEN

TWO EX
2000 GAL.
SEPTIC TANKS

EX.
SEPARATE
AREA

18.14 ACRES
ZONED RC5 & RC2
DEED REF. 5862/624
& 5973/368

EX. USE: AGRICULTURE
EX. BONE: BC.2

$$\frac{RC5}{RC2}$$

EX USE: AGRICULTURE
EX ZONE: RC-2

15 M. 0

PETITIONER'S
EXHIBIT

2) BROKEN FENCE 3) GRAIN UNCH
2) DEAD TREE 4) BARN BAD SHAD

SEPTIC sys. RUN OFF
BARN RUN OFF

GREEN SPRING ENTERPRISE

SITE PLAN / SCALE: 1"=100'-0" / MENSANA